1	ORDINANCE NO.		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED THE		
5	CREST AT CHENAL LONG-FORM PD-R, LOCATED ON THE WEST		
6	SIDE OF CHENAL PARKWAY, APPROXIMATELY ¹ /4-MILE SOUTH OF		
7	NORTHFIELD DRIVE (Z-9211), LITTLE ROCK, ARKANSAS,		
8	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE		
9	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
10			
10	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,		
12	ARKANSAS.		
13	Section 1. That the zoning classification of the following described property be changed from R-2,		
14	Single-Family District, to PD-R, Planned Development - Residential:		
15	Z-9211: A PART OF LOTS 72, 73, 79, 80, 81, 88, 89, 90, 95, AND 96, MAUMELLE		
16	ORCHARD ADDITION LOCATED IN SECTION 15, T-2-N, R-14-W, PULASKI		
17	COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS		
18	COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 NW 1/4 OF		
19	SECTION 15, T-2-N R-14-W, PULASKI COUNTY, ARKANSAS; THENCE		
20	N01°19'02"W, A DISTANCE OF 22.42 FEET TO A POINT ON THE SOUTH		
21	RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 10; THENCE		
22	N79°06'13"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF		
23	96.69 FEET; THENCE N78°52'13"W, ALONG SAID SOUTH RIGHT-OF-WAY		
24	LINE, A DISTANCE OF 166.99 FEET TO A POINT ON THE CENTERLINE OF		
25	CHENAL PARKWAY; THENCE S01°24'57"W, ALONG SAID CENTERLINE, A		
26	DISTANCE OF 10.38 FEET; THENCE CONTINUE ALONG SAID CENTERLINE		
27	FOLLOWING A 1,432.39-FOOT RADIUS CURVE TO THE LEFT, HAVING A		
28	CHORD BEARING AND DISTANCE OF S02°01'15"E, 171.35 FEET; THENCE		
29	S05°27'00"E ALONG SAID CENTERLINE A DISTANCE OF 785.60 FEET;		
30	THENCE CONTINUE ALONG SAID CENTERLINE FOLLOWING A		
31	1,145.92-FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING		
32	AND DISTANCE OF S36°59'56"E, 1199.15 FEET; THENCE S21°27'08"W, A		
33	DISTANCE OF EIGHTY (80) FEET TO A POINT ON THE WESTERLY RIGHT-		

1 OF-WAY LINE OF CHENAL PARKWAY, SAID POINT BEING THE POINT OF 2 BEGINNING; THENCE S68°36'21"E ALONG SAID WESTERLY RIGHT-OF-3 WAY LINE A DISTANCE OF 153.54 FEET TO A POINT ON THE WESTERLY 4 **RIGHT-OF-WAY LINE OF AN ARKANSAS POWER AND LIGHT EASEMENT** 5 **RIGHT-OF-WAY**); THENCE S13°20'00''E, ALONG SAID (100-FOOT 6 WESTERLY AP & L RIGHT-OF-WAY LINE, A DISTANCE OF 262.60 FEET; 7 THENCE S56°11'18"W, A DISTANCE OF 303.46 FEET; THENCE N16°53'03"W, 8 A DISTANCE OF 781.47 FEET; THENCE N08°15'15"E, A DISTANCE OF 276.43 9 FEET; THENCE N48°31'30"E, A DISTANCE OF 335.18 FEET TO A POINT ON 10 THE SAID WESTERLY RIGHT-OF-WAY LINE OF CHENAL PARKWAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOLLOWING A 11 12 1.205.92-FOOT RADIUS CURVE TO THE LEFT. HAVING A CHORD BEARING 13 AND DISTANCE OF S51°21'20"E, 415.94 FEET; THENCE CONTINUE ALONG 14 SAID WESTERLY RIGHT-OF-WAY LINE S28°40'26"W, A DISTANCE OF 19.97 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE 15 16 FOLLOWING A 1,225.92-FOOT RADIUS CURVE TO THE LEFT HAVING A 17 CHORD BEARING AND DISTANCE OF S64°54'21"E, 156.46 FEET TO THE 18 POINT OF BEGINNING CONTAINING TEN (10) ACRES, MORE OR LESS.

19 Section 2. That the preliminary site development plan/plat be approved as recommended by the Little20 Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for The Crest at Chenal Long-Form
PD-R, located on the west side of Chenal Parkway, approximately ¹/₄-mile south of Northfield Drive (Z-

9211), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article

24 VII, Section 36-454 (e) of the Code of Ordinances.

25 Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.

Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary

28 to affect and designate the change provided for in Section 1 hereof.

Section 6. *Severability*. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

34

1	Section 7. <i>Repealer</i> . All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
2			
3	PASSED: June 20, 2017		
4	ATTEST:	APPROVED:	
5			
6			
7	Susan Langley, City Clerk	Mark Stodola, Mayor	
8	APPROVED AS TO LEGAL FORM:		
9			
10 11	Thomas M. Carpenter, City Attorney		
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